

### PRIVATE ROAD SECTION

NO SCALE

### NOTES:

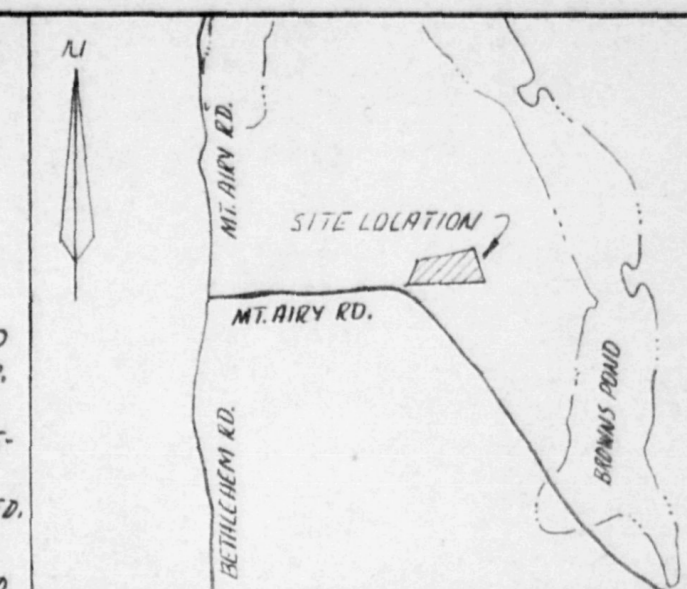
- 1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF SECTION 7209(2) OF THE N.Y.S. EDUCATION LAW.
  - 2) TAX MAP DESIGNATION: SECTION 65-BLOCK 1-LOT 3.
  - 3) EACH LOT TO HAVE RIGHT-OF-WAY MAINTENANCE AGREEMENT.
  - 4) TOTAL PROPERTY AREA = 5.07 ± ACRES.
  - 5) ZONE: R4A
- MINIMUM LOT AREA = 1 ACRE  
 " " WIDTH = 125'  
 " SETBACK = 45'  
 " SIDE YARD = 20' EACH SIDE  
 " REAR " 50'

### OWNERS & SUBDIVIDERS:

FRED & JACQUELINE BUCK  
 BOX 317  
 RD 2 MT. AIRY ROAD  
 NEW WINDSOR, N.Y. 12550

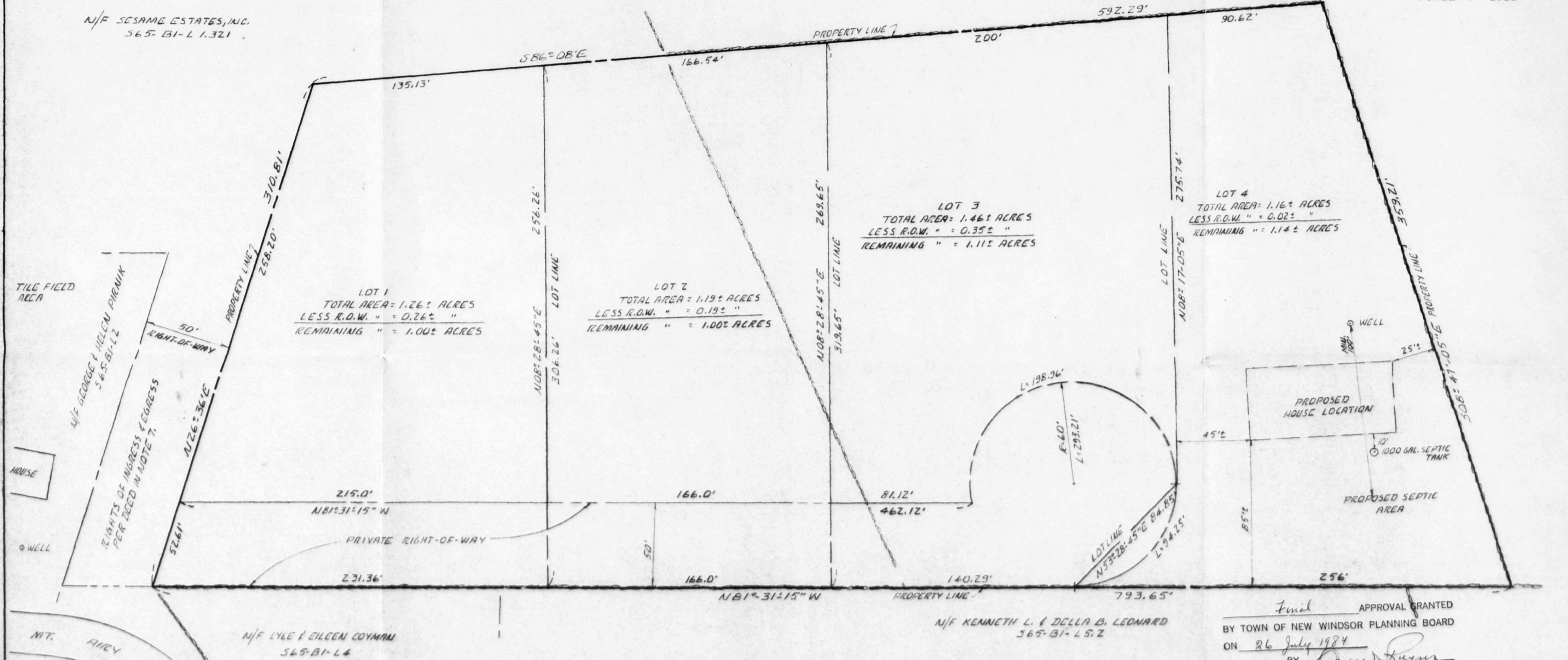
7) DEED REFERENCE: LIBER 2283-PAGE 423.

- 8) SANITARY SEWER SYSTEMS TO BE DESIGNED BY A LICENSED LAND SURVEYOR OR ENGINEER.
- 9) THE PRIVATE ROADWAY SHOWN HEREON IS TO BE OWNED AND MAINTAINED BY THE ADJOINING LOT OWNERS BY MEANS OF A MAINTENANCE AGREEMENT MADE APART OF EACH DEED OF SALE FOR THE AFFECTED LOTS. SUCH MAINTENANCE AGREEMENT SHALL BE RECORDED. IF AT ANY TIME THE MAJORITY OF THE LOT OWNERS WISH TO PETITION THE TOWN OF NEW WINDSOR TO ACCEPT THE ROADWAY SHOWN, THE ROAD MUST BE IMPROVED BY SAID LOT OWNERS TO THE TOWN STANDARDS FOR RURAL ROADS IN EFFECT AT THE TIME OF THE PETITION.



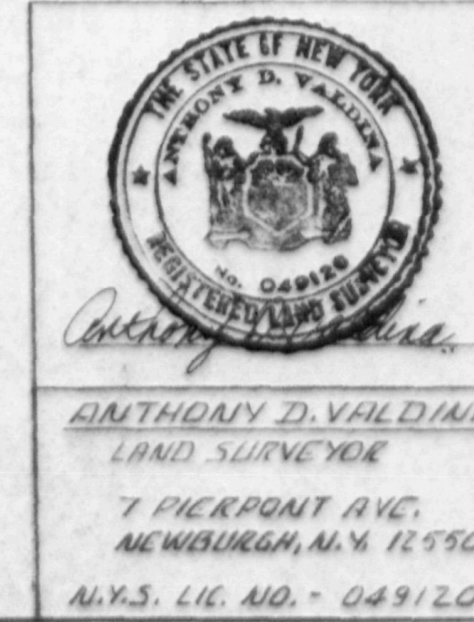
LOCATION MAP  
 SCALE: 1" = 2000'

N/F SESAME ESTATES, INC.  
 565-B1-L 1.321



Final APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON 26 July 1984  
 BY *Henry J. Reynolds*  
 HENRY J. REYNOLDS  
 Chairman

MINOR SUBDIVISION  
 LANDS OF  
**FRED & JACQUELINE BUCK**  
 TOWN OF NEW WINDSOR • ORANGE CO. • NEW YORK  
 SCALE: 1" = 40'  
 JOB NO. 84-50  
 DATE: 9 MAY 1984  
 REV: 11 JUNE 1984  
 REV: 25 JUNE 1984  
 ADDED NOTE # 9



**PB# 84-24**

**Farmview Estates  
(Fred & Jacqueline Buck)**

**65-1-3**

---

~~\_\_\_\_\_~~ Farm View Estates 424 Subdiv 84-24  
Fred & Jacqueline Buck

General Receipt

5748

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Jacqueline Buck May 11 19 84  
Farm View Estates \$ 25.00  
Twenty Five and 00/100 DOLLARS  
For Application Fee 84-24  
DISTRIBUTION

FUND	CODE	AMOUNT
<u>Cheek 25.00</u>		
<u># 1192</u>		

By Pauline J. Townsend  
Town Clerk

TOWN OF NEW WINDSOR			General Receipt		5897	
555 Union Avenue					Aug 6 19 84	
New Windsor, N. Y. 12550					\$ 75.00	
Received of Jacqueline Buch					DOLLARS	
Seventy Five and 00/100						
For Balance Subdivision Fee 84-24						
DISTRIBUTION						
FUND	CODE	AMOUNT	By Pauline G. Torman EC			
Check # 1279	75.00		Town Clerk			
			Title			

Williamson Law Book Co., Rochester, N. Y. 14609

6.13.84. maintenance agreement for private road.

6.17.84. - Moratorium on Private Road.

approved July 26, 1984  
Town Board approved

PAY TO THE ORDER OF Town of New Windsor July 25 1981 NUMBER 7  
Seven Hundred 77 1/2 150 50-1771  
DOLLARS  
MEMO Per Fee  
GTC The Columbus Trust Company  
NEWBURGH, N. Y. 12550  
⑆021901777⑆ ⑆202 39085⑆

Received 8/6/81 [Signature]

\$ 25 fee

(This is a two-sided form)

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

Date Received \_\_\_\_\_  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

84-24

Date: \_\_\_\_\_

1. Name of subdivision FARMVIEW ESTATES
2. Name of applicant FRED + JACQUELINE BUCK Phone 564-7869  
Address RD 2 Box 317 MT. ATRY Road NEW WINDSOR N.Y. 12556  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record FRED + JACQUELINE BUCK Phone 564-7869  
Address RD 2 Box 317 MT. ATRY Road NEW WINDSOR N.Y. 12556  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor ANTHONY VALDINA Phone 561-8367  
Address PIERPOINT AVENUE NEWBURGH NEW YORK 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney RICHARD A. HOWARD Phone 562-2471  
Address 21 Route 17 K NEWBURGH NEW YORK 12556  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the NORTH side of MT. ATRY Road  
(Street)  
52.61 feet EAST of LANDS of GEORGE ARNIK  
(direction)
7. Total Acreage 5.06 Zone R-4A Number of Lots 4
8. Tax map designation: Section 65 Lot(s) 3 Block 1
9. Has this property, or any portion of the property, previously been subdivided NO.  
If yes, when \_\_\_\_\_; by whom \_\_\_\_\_
10. Has the Zoning Board of Appeals granted any variance concerning this property NO.  
If yes, list case No. and Name \_\_\_\_\_

List all contiguous holdings in the same ownership.

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK )  
COUNTY OF ORANGE : ss.:-

I, Fred E Buck, hereby depose and say that  
all the above statements and the statements contained in the papers submitted herewith  
are true.

Mailing Address % bhw Buck  
MT. AIRY Road NEW Windsor NY 12556

SWORN to before me this

10<sup>th</sup> day of May, 1984  
May F Benedict

NOTARY PUBLIC  
MAY F. BENEDICT  
Notary Public, State of New York  
No. 4764738  
Qualified in Orange County  
My Commission Expires March 30, 1986

Shirley

1. The name of the person who is the  
owner of the property is  
Shirley  
2. The name of the person who is the  
owner of the property is  
Shirley



RICHARD E. SCHERMERHORN  
39TH DISTRICT  
CHAIRMAN  
COMMITTEE ON  
CIVIL SERVICE AND PENSIONS

THE SENATE  
STATE OF NEW YORK  
ALBANY  
12247

PLEASE RESPOND

ROOM 409  
LEGISLATIVE OFFICE BUILDING  
ALBANY, N. Y. 12247  
PO. BOX 351  
LAKESIDE PLAZA  
NEWBURGH, N. Y. 12550

July 12, 1984

Supervisor John Petro  
Chairman, Town Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, N.Y. 12550

Dear John:

I am writing on behalf of Fred and Jacqueline Buck, who own five acres of land on Mt. Airy Road in the Town of New Windsor.

As you are aware, they are having problems with the moratorium which was placed on all private roads for six months. Due to the fact that they had been in the final stages of their endeavor when the moratorium was placed, and the hardships involved, I would appreciate the board taking this into consideration and approving Mr. and Mrs. Buck's application.

Thank you for your assistance in this matter.

Sincerely,

Richard E. Schermerhorn  
Member of Senate

RES:cb

cc: Mr. Tad Seaman

MEMORANDUM

DATE: JULY 12, 1984  
FROM: HENRY J. REYNS, Chairman of the Planning Board  
TO: JOHN PETRO, SUPERVISOR AND TOWN BOARD MEMBERS  
RE: MINOR SUBDIVISION OF FRED BUCK, MT. AIRY ROAD  
PRIVATE ROAD

Dear Mr. Petro:

In regards to the above referenced subdivision whose approval has not been granted yet due to the imposed moratorium on private road subdivision. The Planning Board feels that an exception should be made in this case.

The subdivision was in its final form prior to the imposing of the moratorium and Mr. Buck was only to bring in a copy of his proposed road Maintenance Agreement for final approval.

Mr. Buck is experiencing a severe hardship due to the delay of this subdivision approval and we feel the Town is greatly contributing to this hardship.

Therefore, it is the recommendation of the Planning Board that this subdivision be allowed to have final approval granted immediately.

Respectfully submitted,



HENRY J. REYNS

Chairman, Planning Board

HJR/sh

*Planning  
received 7/18/84  
sh*

INTER-OFFICE CORRESPONDENCE

TO: **TOWN PLANNING BOARD**  
TOWN SUPERVISOR PETRO  
COUNCILWOMAN DONACHIE  
COUNCILMAN HEFT  
BUILDING/ZONING OFFICER KENNEDY  
TOWN ENGINEER CUOMO  
ATTORNEY FOR THE TOWN

SUBJECT: MORATORIUM ON PRIVATE ROADS

FROM: COUNCILMAN MARSDEN  
COUNCILMAN ROSSINI

DATE: July 18, 1984

The Town Board agrees with your letter of July 12, 1984 that the moratorium on private roads should not be applied to the Buck Subdivision as this subdivision was in final form prior to the Town Board's enactment of this moratorium.

Ted Marsden  
Larry Rossini

TFM:pd

cc: Mr. and Mrs. Fred Buck  
Mt. Airy Road  
New Windsor, NY 12550



RICHARD E. SCHERMERHORN  
40TH DISTRICT  
CHAIRMAN  
COMMITTEE ON  
CIVIL SERVICE AND PENSIONS

THE SENATE  
STATE OF NEW YORK  
ALBANY 12247

*P.B. received 7/3/84 sh*

PLEASE RESPOND  
( ) ROOM 814  
LEGISLATIVE OFFICE BUILDING  
ALBANY, N.Y. 12247  
(X) P.O. BOX 351  
LAKESIDE PLAZA  
NEWBURGH, N.Y. 12550

June 28, 1984

Mr. Henry Ryens, Chairman  
Planning Board  
Town of New Windsor  
Town Hall  
555 Union Ave.  
New Windsor, NY 12550

Dear Mr. Ryens:

I am writing on behalf of Fred and Jacqueline Buck, who own five acres of land on Mt. Airy Road in the Town of New Windsor.

Mr. Buck initially came before the zoning board in May, and presented his proposal. He was advised, at that time of the changes that were necessary to meet all town and state requirements, and these changes were made. On June 13, 1984 he was advised that everything was in order, but that he had to produce a road maintenance agreement which was mentioned in the original survey. A majority vote was not reached that night because all of the members were not present at that meeting, and there was one "no" vote. This negative vote was not based on any law or illegality.

Last night, when Mr. Buck attended the zoning board meeting with the maintenance agreement, he was informed that a moratorium was placed on all private roads for six months, and that, based on this, his application was denied.

I feel that this is a gross injustice to Mr. and Mrs. Buck due to the fact that they were in the final stage of their endeavor, and have spent a great amount of money on this project. I do not feel that this moratorium should affect the Bucks as they had complied with all regulations, and due to a technicality did not receive the approval to complete work on their property at the June 13 meeting.

I would appreciate hearing from you concerning this matter at your earliest convenience. Thank you in advance for your assistance.

Sincerely,

*Richard E. Schermerhorn*  
Richard E. Schermerhorn  
Member of Senate

RES:cb

# 4 on the Agenda:      Farmview Estates      4 lots  
                         Mt. Airy Road  
                         represented by Fred Buck

Mr. Buck: We are going to maintain our own road. It will be a private road. There is a septic system. There is a 50 Feet right-a-way and 120 Feet cul-de-sac. There is a major subdivision located in the same area.

Mr. Kennedy: There is a house under construction.

Vice-Chairman Spignardo: Have you seen this, Paul?

Mr. Cuomo: There is no problem with the drainage.

Atty. Krieger: What about a Maintenance Agreement?

Vice-Chairman Spignardo: This should be on the map.

Mr. Scheible: Small lots for private road. The lots are small for private road. I am against private roads.

Mr. Infante: We are only dealing with four (4) lots and only going 500 ft.

Vice-Chairman Spignardo: Even if it were a 5 acre lot with just one (1) house he would have to.  
I think we should have a Moratorium on private roads right now. We will have to take this up with the Town Board.

Mr. Buck: This would be my road. My house is there.

Mr. Scheible: You could back up and move and someone else might not want it.

We should start wheels turning in regard to private roads.

Mr. Schiefer: I agree something should be done but we can't stop it now.

There is no drainage problem.

Vice-Chairman Spignardo: No there isn't. This is a 4 lot subdivision with a 50 ft. right-a-way. We need a maintenance agreement on the plans. Would you have them put on your plans, Mr. Buck and we will put you on the next agenda.

COUNTY CLERK'S OFFICE

Coshen, New York 10924



Tel. (914):294-5151

County Clerk

Date **AUG 20 1984**

Town of NEW WINDSOR

Dear Mr. REYNS :

In compliance with the Town Planning Law, this is to notify you that the Plan of Subdivision for BUCK, FRED & JACQUELINE

, Town of NEW WINDSOR

dated 5/9/84 and approved by you on 7/26/84

was filed in our office on 7/30/84 as Map number 6657

With kindest regards, I am

Very truly yours,

Marion S. Murphy  
County Clerk

By: John J. Clement  
Acting Deputy County Clerk